

*Setbacks of buildings, drives, and parking areas are a major consideration in the arrangement of site elements and the definition of exterior space. Building setbacks within the village areas allow principal structures to be placed closer to the street. The proximity of buildings to the road, along with human scale architecture, helps create a comfortable open air "enclosure" where people can interact and browse store fronts.*

### Sec. 19-609

#### Setback Requirements for O and C Districts.

Setback requirements within the Midlothian Village District are divided into two categories: the Midlothian Village Core and the Midlothian Village Fringe. These areas are generally identified on the preceding map of the Midlothian Village District. Specific boundary information is contained in Sec. 19-606 of the Zoning Ordinance.

#### Sec. 19-609 (a) Midlothian Village Core:

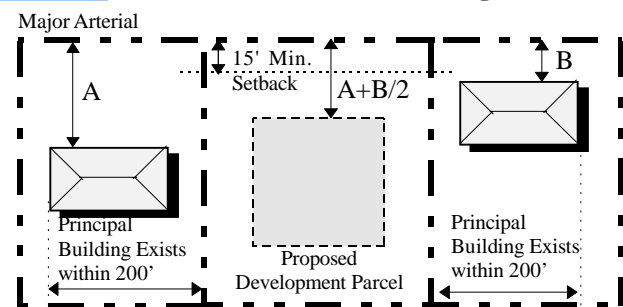
The maximum and minimum setbacks for all buildings drives and surface and deck parking areas for property within O and C districts shall be as follows:

##### (1) Setbacks along major arterials:

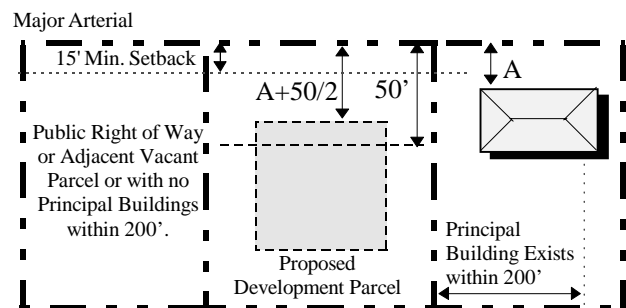
###### a. Building Setbacks

The minimum setback along major arterials for buildings shall be fifteen (15) feet. The maximum setback along major arterials for at least one building on a lot shall be fifty (50) feet; however, this maximum setback shall be reduced in accordance with the following formulas, if there is an existing building on one or more sides of the subject lot, but in no case shall the maximum setback be less than fifteen (15) feet. The formulas for mandatory reduced maximum setback are *either 1.a.(i) or 1.a.(ii) below*:

#### Building Setbacks



1.a.(i) setback: If principal buildings exist within 200' of the subject lot on each adjoining side lot, the setback shall be reduced to equal the average of the setbacks of the two closest principal buildings. Landscaping shall be provided within the setback in accordance with perimeter landscaping E.



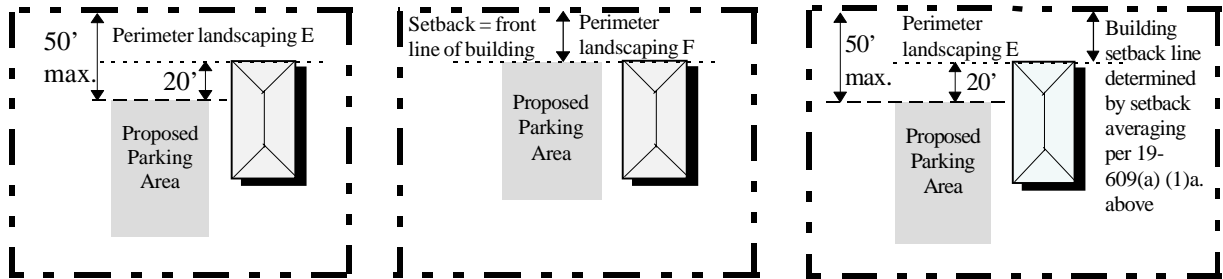
1.a.(ii) setback: If principal buildings exist within 200' of the subject lot on one adjoining side lot, the setback shall be reduced to equal the average of 50' and the setback of the closest principal building. Landscaping shall be provided within the setback in accordance with perimeter landscaping E.

## Per Sec.19-609

## (1) Setbacks along major arterials:

## b. Drives and parking areas

## Drive and Parking setbacks



Drive and Parking setbacks shall be 20' behind the least building setback on the lot, but not more than 50' from the ultimate right of way. Perimeter landscaping E shall be installed within the setback.

The 20' Drive and Parking setback may be reduced to the front line of the building with the least building setback on the lot with the installation of Perimeter landscaping F.

If there is no building on the lot, the minimum setback shall be 20' behind the maximum building setback as determined by setback averaging above. Perimeter landscaping E shall be installed within the setback.

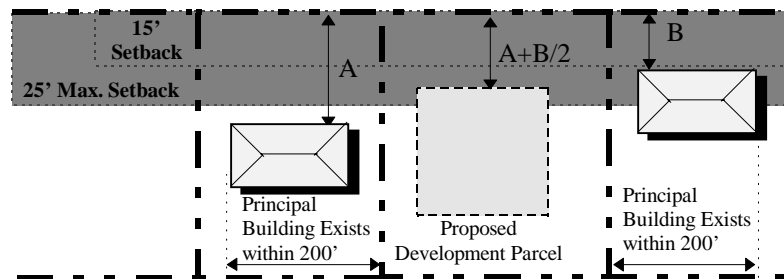
## Other Public Right of Ways

## Building Setbacks

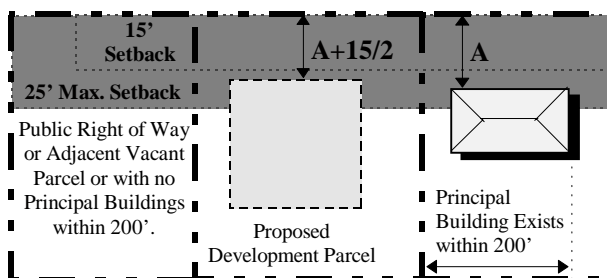
## Building Setbacks

## Front and Corner Side Yards

The minimum front and corner side setbacks for buildings along rights-of-way other than major arterials shall be 15 feet. This minimum setback shall be increased to a maximum of 25' in accordance with one of the following applicable scenarios:



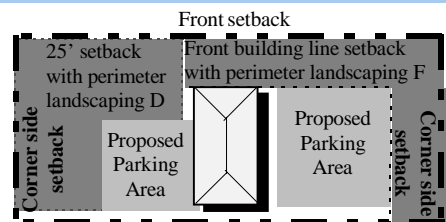
**Per 2.a.(i):** If principal buildings exist within 200' of the subject lot on each adjoining side lot, the setback shall be increased to equal the average of the setbacks of the two closest principal buildings. Landscaping shall be provided within the setback in accordance with perimeter landscaping D.



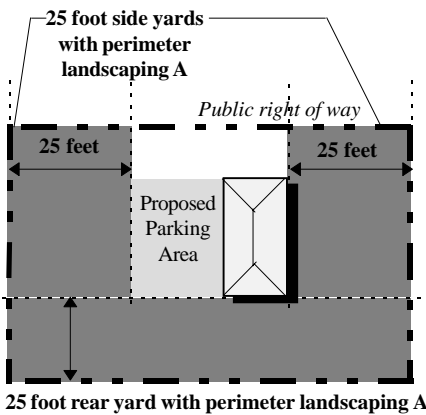
**Per 2.a.(ii):** If principal buildings exist within 200' of the subject lot on one adjoining side lot, the setback may be reduced to equal the average of 15' and the setback of the closest principal building. Landscaping shall be provided within the setback in accordance with perimeter landscaping D.

## Drive and Parking Setbacks

*Setbacks for drives and parking areas shall be at or behind the front building line.*

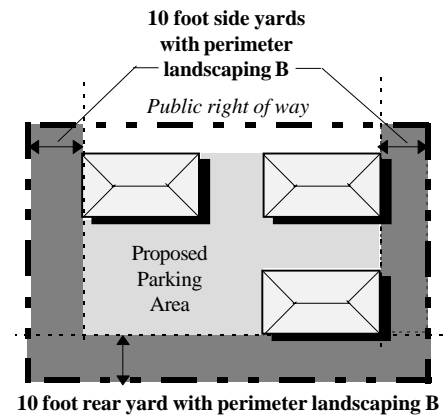


**Per 2.b.:** The minimum front and corner side setbacks for drives and parking areas shall be 25' along rights-of-way other than major arterials. Perimeter landscaping D shall be installed within the 25' setback. This setback may be reduced to the front line of the building with the installation of perimeter landscaping F.

**Per Sec.19-609****Side and Rear Yard  
Setbacks**

◀ (3,4) The minimum side and rear setbacks for buildings, drives and parking areas shall be 25 feet with the installation of perimeter landscaping A.

This setback may be reduced to 10 feet with the installation of perimeter landscaping B.



Alternatively, the side and rear setback for buildings only may be zero feet but not between zero and ten feet when adjacent to an O, C, or I district.

**(5) Setbacks for gasoline pumps:**

The setbacks for gasoline pumps and drives serving gasoline pump islands shall be the same as those for drives and parking areas shall as required in paragraphs (1) through (4) above.

**Per Sec.19-609 (b)****(1) Setbacks along Major Arterials**

The maximum and minimum setbacks for all buildings, drives and surface and deck parking areas shall be as follows:

a. The minimum setback along major arterials for buildings shall be 50 feet; however, this minimum shall be increased as authorized by the director of planning when the average setback of the existing building(s) on one or more sides and within 200 feet of the subject lot is more than 50 feet. Perimeter landscaping E shall be provided within the setback.

b. The minimum setback along major arterials for drives and parking areas shall be no less than the front line of the building with the least setback on the lot. If there is no building on the lot, the minimum setback shall be 50 feet. Perimeter landscaping E shall be provided within the setback.

**Midlothian Village Fringe  
Buildings, Drives and Parking Areas**